021.0	0003	0014.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 739,100 / 739,100
					USE VALUE: 739,100 / 739,100
					ASSESSED: 739,100 / 739,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIFRANZA ELIZABETH J
Owner 2:	
Owner 3:	
Street 1:	259 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POZICANO CHRISTOPHER -
Owner 2:	-
Street 1:	259 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,428 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6428.000	297,900		441,200	739,100
Total Card	0.148	297,900		441,200	739,100
Total Parcel	0.148	297,900		441,200	739,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.26 | /Parcel: 513.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	14415
GIS Ref	
GIS Ref	
Insp Date	04/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 021.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,800	0	6,428.	441,200	739,000	739,000	Year End Roll	12/18/2019
2019	101	FV	240,500	0	6,428.	468,800	709,300	709,300	Year End Roll	1/3/2019
2018	101	FV	240,500	0	6,428.	342,000	582,500	582,500	Year End Roll	12/20/2017
2017	101	FV	240,500	0	6,428.	297,800	538,300	538,300	Year End Roll	1/3/2017
2016	101	FV	240,500	0	6,428.	253,700	494,200	494,200	Year End	1/4/2016
2015	101	FV	234,700	0	6,428.	248,200	482,900	482,900	Year End Roll	12/11/2014
2014	101	FV	234,700	0	6,428.	204,100	438,800	438,800	Year End Roll	12/16/2013
2013	101	FV	234,700	0	6,428.	194,100	428,800	428,800		12/13/2012

!1827!

PRINT

Date	Time
12/10/20	17:23:07

LAST REV

Date	Time
05/09/18	08:44:32
ekelly	
1827	

USER DEFINED

Prior Id # 1:	14415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POZICANO CHRIST	37744-308		1/22/2003		419,000	No	No		
NIGHELLI ROBERT	30119-587		4/30/1999		295,000	No	No		
	13377-532		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	BS	Barbara S
5/13/2009	Measured	372	PATRIOT
12/21/1999	Inspected	276	PATRIOT
12/10/1999	Missed Appt.	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6428		Sq. Ft.	Site		0	80.	0.86	1			Med. Tr	-10					441,244						441,200	

Total AC/HA: 0.14757 | Total SF/SM: 6428 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,244 | Spl Credit | Total: 441,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	170.420
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404742
Depreciation:	106852
Depreciated Total:	297890

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

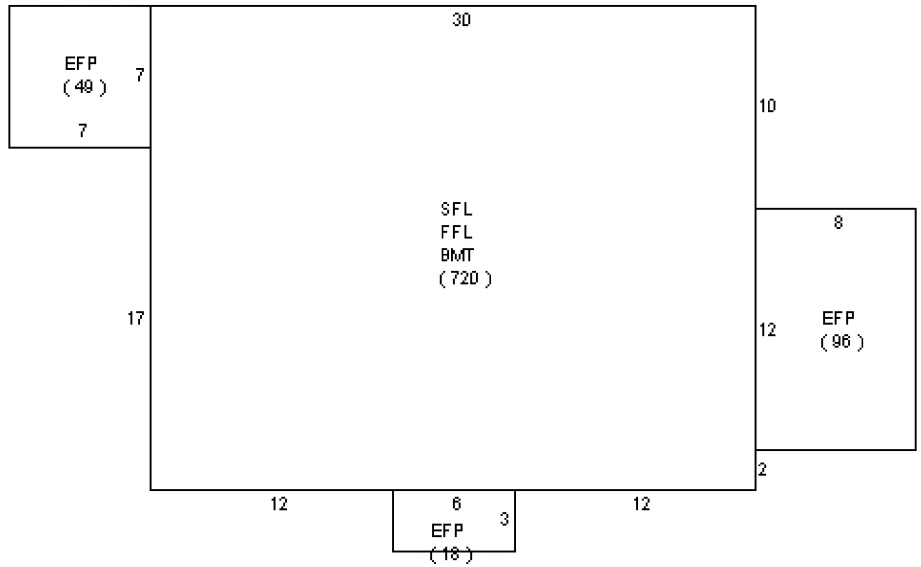
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.46
Special Features:	0	Val/Su Net:	128.24
Final Total:	297900	Val/Su SzAd	206.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	51.130	36,811
FFL	First Floor	720	170.420	122,703
SFL	Second Floor	720	170.420	122,703
EFP	Enclos Porch	163	44.360	7,231

Net Sketched Area:	2,323			Total:	289,448
Size Ad	1440	Gross Are	2323	FinArea	1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

021.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	